



AGENDA

**PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS
Pat Bryson Municipal Hall ~ 201 North Brushy Street
Leander, Texas**

Thursday ~ November 10, 2016 at 7:00 pm

**Place 1 Laura Lantrip
Place 2 John Cosgrove
Place 3 Jason Anderson – Vice Chair
Place 4 Sid Sokol - Chair**

**Place 5 Richard Allen
Place 6 Angela Means
Place 7 Marshall Hines**

1. Call to Order
2. Roll Call
3. Approval of Minutes:
Regular Planning & Zoning Meeting: October 27, 2016
4. Director's report to P & Z Commissioners on actions taken by the City Council at the November 3, 2016 meeting.
5. Review meeting protocol
6. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Consent Agenda

7. Subdivision Case 16-SFP-009: Consider action on the Mid-Town Square Replat for 12.376 acres more or less; WCAD Parcels R503915 and R503914; generally located to the southwest of the intersection of Leander Drive and S US 183; Leander, Williamson County, Texas. Applicant/Agent: KBGE (Jennifer Garcia, P.E.) on behalf of Gerald Anderson and Sharon Eriksson.

8. Subdivision Case 16-SFP-013: Consider action on the Gateway, Lot 11 Replat for 12.816 acres more or less; WCAD Parcel R489882; generally located to the northwest of the intersection of Crystal Falls Parkway and S US 183; Leander, Williamson County, Texas. Applicant/Agent: Atkins on behalf of Hayden Assets I, LLC.

Public Hearing

9. Subdivision Case 16-TOD-CP-006: Hold a public hearing and consider action on the Bryson Concept Plan Revision #1, for 499.6359 acres more or less; WCAD Parcels R032103, R032104, R032196, R032211, R485832-R485834, R525991, and R525993, R531476, R537888-R537908, R537915-R537936, R544619, R543609-R543624, R543642-R543655, R543674, R544620, and R547233-R547238; generally located to the northeast of the intersection of 183A Toll Road and San Gabriel Parkway; Williamson County, Texas. Applicant: Stefan Pharis on behalf of Crescent Communities, Tommy Tucker.

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

10. Zoning Case 16-TOD-Z-015 & Subdivision Cases 16-TOD-CP-005 & 16-TOD-PP-013: Hold a public hearing and consider action on the Trailside Oaks Concept Plan, Preliminary Plat, and designation of the T4 General Urban Zone and T5 Urban Center Zone Transect Zones for approximately 8.467 acres more or less; located at 2012 Hero Way; WCAD Parcel R031603; Leander, Williamson County, Texas. Agent: Ryan Larson (Lone Star Development) on behalf of Malcolm Leo, Virginia, and Clay Naumann.

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

11. Ordinance Case 16-OR-004: Hold a public hearing and consider action on amending Article VII, Sections 1, 2, and 3 of the Composite Zoning Ordinance to modify the masonry requirements associated with stucco; Leander, Williamson County, Texas. Applicant: City of Leander.

- a) Staff Presentation
- b) Open Public Hearing
- c) Close Public Hearing
- d) Discussion
- e) Consider Action

Regular Agenda

12. Meeting Adjourned at

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the P & Z Commission reserves the right to adjourn into executive session on any of the above posted agenda items in accordance with the sections 551.071 [litigation and certain consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [contract for gift to city], 551.074 [certain personnel deliberations] or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the P & Z Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas on the 7th day of November 7, 2016 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Tom Yantis – Assistant City Manager